

IN RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Glen Arm Road, 1180 ft. NE of c/l Cromwell Bridge
11104 Glen Arm Road
11th Election District
6th Councilmanic District
Angelo M. Janouris, Sr.
Charlotte Eliopoulos
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-380-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Angelo M. Janouris, Sr., and Charlotte Eliopoulos for that property known as 11104 Glen Arm Road in the northern section of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an addition to an accessory structure (garage) to be located in the front yard in lieu of the required rear yard, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of June, 1993 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an addition to an accessory structure (garage) to be located in the front yard, in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. There shall be no service garage work performed within the structure or on the subject property at any time.
4. Petitioners shall comply with all requirements of the Zoning Plans Advisory Committee (ZPAC), as set forth in the comments submitted by the Dept. of Environmental Protection and Resource Management dated May 20, 1993, attached hereto and made a part hereof.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 3, 1993

Mr. Angelo M. Janouris, Sr.
Ms. Charlotte Eliopoulos
11104 Glen Arm Road
Glen Arm, Maryland 21057

RE: Petition for Administrative Zoning Variance
Case No. 93-380-A
11104 Glen Arm Road

Dear Mr. Janouris and Ms. Eliopoulos:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 11104 Glen Arm Road
which is presently zoned R-1

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1, to allow an addition to an accessory structure to be located in the front yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.)

Additional garage space is needed and same is not obtainable under the existing zoning regulations on the property.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Description: 11104 Glen Arm Road, 11th Election District, 6th Councilmanic District, Baltimore County, Maryland.

Signature: Angelo M. Janouris, Sr.
Signature: Charlotte Eliopoulos

Address: 11104 Glen Arm Road, Glen Arm, MD 21057

City: Glen Arm, State: MD, Zipcode: 21057

Phone No: 410-241-1110

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 3rd day of June, 1993, that the subject matter of this petition be set for a public hearing, to be held on June 14, 1993, at 7:00 PM, in the hearing room of the Zoning Commissioner, 400 Washington Avenue, Towson, Maryland 21204.

REVIEWED BY: [Signature] DATE: 4-30-93
ESTIMATED POSTING DATE: 5-16-93
ITEM #: 393

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 11104 Glen Arm Road, Glen Arm, MD 21057.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty.)

We would like to expand the current garage (approved through previous zoning case No. 88-409A). There is no other feasible location on property to construct a garage other than location of current one.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Angelo M. Janouris, Sr.
Charlotte Eliopoulos

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 3rd day of April, 1993, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Angelo M. Janouris, Sr. and Charlotte Eliopoulos
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.
2nd April 1993

My Commission Expires: October 1, 1993

DESCRIPTION OF PROPERTY:

Property is located at 11104 Glen Arm Road, Glen Arm, Maryland 21057. It contains 1.5 acres more or less and is zoned residential (R5). Property is 0.2 miles north of Cromwell Bridge Road, a major county road, with the nearest county road located approximately 300 feet being Gunpowder Road (a small dead end road). It is bordered by private residential lots on its southern, western, and northern sides. Approximately 231 feet front on Glen Arm Road.

ZONING DESCRIPTION

BEGINNING on the northwest side Glenarm Road, approximately 1180' N. of the centerline of Cromwell Bridge Road, thence the 9 following courses and distances:

1. N. 03°11'E. 49.51'
2. N. 30°56'E. 49.51'
3. N. 34°26'E. 82.41'
4. N. 16°26'E. 50'
5. N. 56°34'W. 235'
6. S. 33°26'W. 296.51'
7. S. 74° 58'E. 130'
8. S. 70°E. 94.37'
9. S. 67°02'E 61.24' to the place of beginning. Containing 1.50 Acres

in the 11th Election District. Also known as 11104 Glen Arm Road.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th
Posted for: Variance
Petitioner: Angelo M. Janouris, Sr. and Charlotte Eliopoulos
Location of property: 11104 Glen Arm Rd, NW of Gunpowder Rd, MD
Location of signs: 11104 Glen Arm Rd, on property to be zoned
Remarks: [Signature]
Posted by: [Signature]
Number of signs: 1
Date of Posting: 5/14/93
Date of return: 5/14/93

Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Date 4-30-93

Angelo M. Janouris, Jr. &
Charlotte Eliopoulos

11104 Glen Arm Rd. (21057)
010 - Variance - \$50.00
080 - Sign & Posting - 35.00
Total - \$85.00

receipt
93-380-A

Account: R-001-6190

Number: 393

Take in 4/22/93

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 24, 1993

Mr. Angelo M. Janouris, Sr.
Ms. Charlotte Eliopoulos
11104 Glen Arm Road
Glen Arm, MD 21057

RE: Case No. 93-380-A, Item No. 393
Petitioner: Angelo M. Janouris, Sr., et al
Petition for Administrative Variance

Dear Mr. Janouris and Ms. Eliopoulos:

The Zoning Plans Advisory Committee (ZPAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on April 30, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. * 393 (JJS)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 545-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: May 18, 1993

SUBJECT: 11104 Glen Arm Road

INFORMATION:

Item Number: 393

Petitioner: Angelo M. Janouris, Sr.

Property Size: _____

Zoning: RC 5

Requested Action: _____

Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, staff recommends that approval of the request be subject to a condition that any improvement be generally compatible with the built environment of the neighborhood.

Prepared by: *Jeffrey W. Long*

Division Chief: *Dan L. Kerns*

PK/JL:lw

393.ZAC/ZAC1

Pg. 1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
Captain Jerry Pfeifer
FROM: Fire Department

Date: May 11, 1993

SUBJECT: Comments for 05/17/93 Meeting

Item 386 Building shall be built in compliance with the 1991 Life Safety Code and the Baltimore County Fire Prevention Code.
Item 387 No Comments
Item 388 No Comments
Item 389 No Comments
Item 390 No Comments
Item 391 Site shall comply with applicable provisions of the Baltimore County Fire Prevention Code.
Item 392 No Comments
Item 393 No Comments
Item 394 No Comments
Item 395 Townhouses for which the initial building permit was applied for after July 1, 1992 are required by State Law to be sprinklered.

RECEIVED
MAY 12 1993
ZADM

CPS-008

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

May 20, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
FROM: J. Lawrence Pilon
Development Coordinator, DEPRM

SUBJECT: Zoning Item #393 - Janouris Property
11104 Glen Arm Road
Zoning Advisory Committee Meeting of May 10, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

This project would be subject to the Forest Conservation Regulations Section 14-402 (10) if a Forest Clearing Activity is conducted.

JLP:sp

JANOURIS/TXTSBP

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

MAY 6, 1992

(410) 887-3353

Angelo Janouris, Sr. and Charlotte Eliopoulos
11104 Glen Arm Road
Glen Arm, Maryland 21057

Re: CASE NUMBER: 93-380-A
11104 Glen Arm Road

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 15, 1993. The closing date (June 1, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

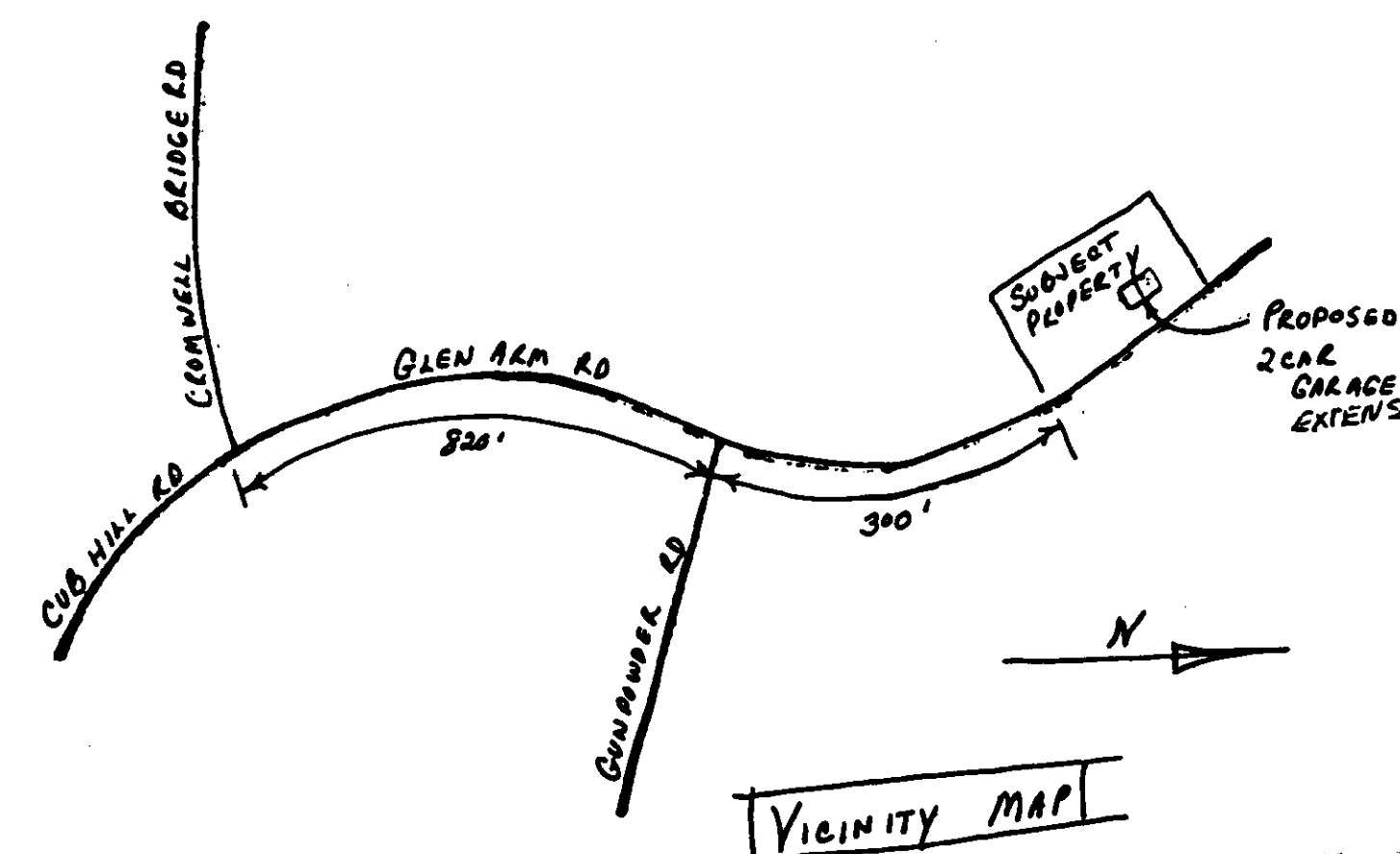
PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Pat Keller
Pat Keller
Director

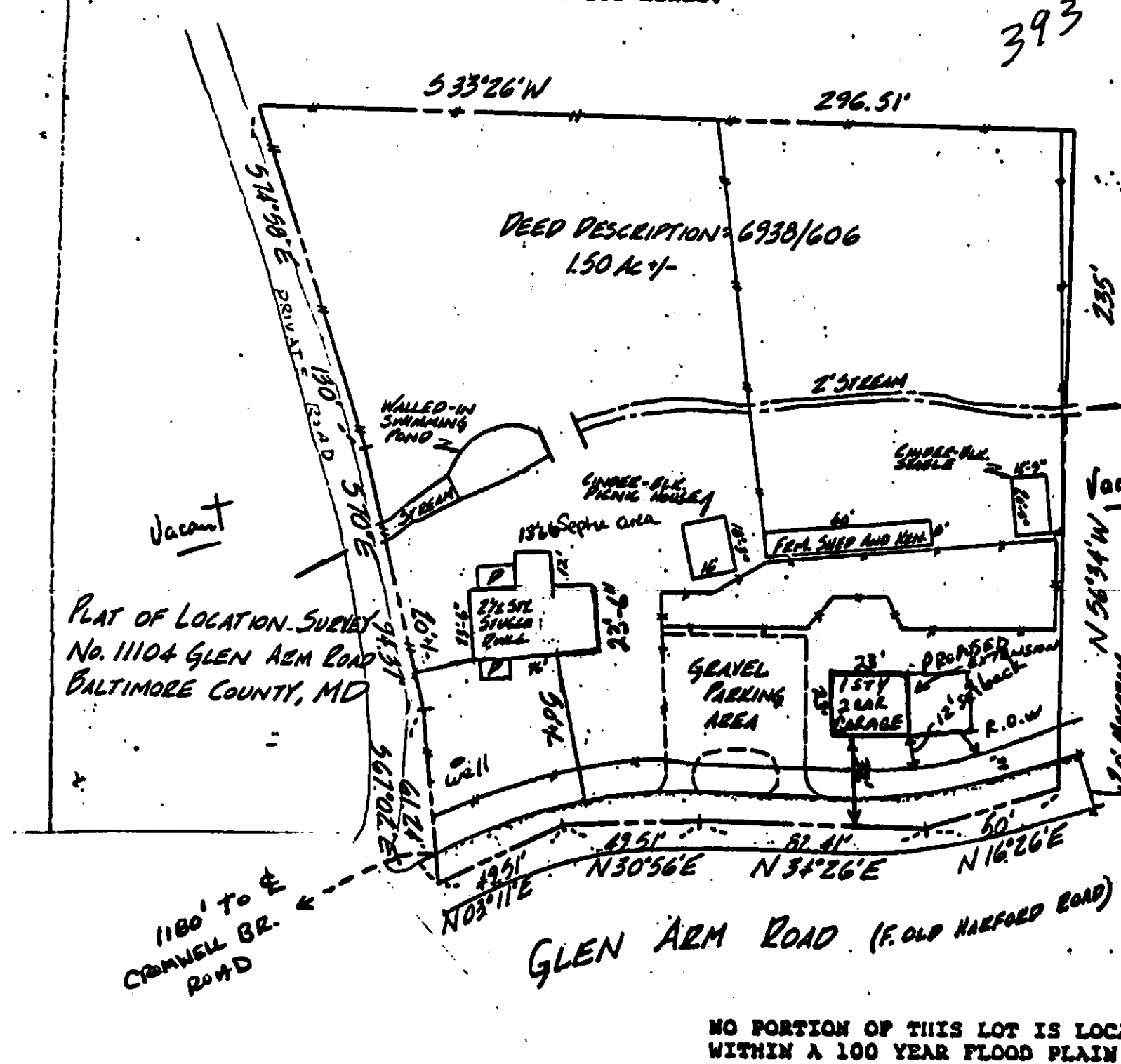
VICINITY MAP

SUBJECT PROPERTY: 11104 GLEN ARM ROAD

93-380-A



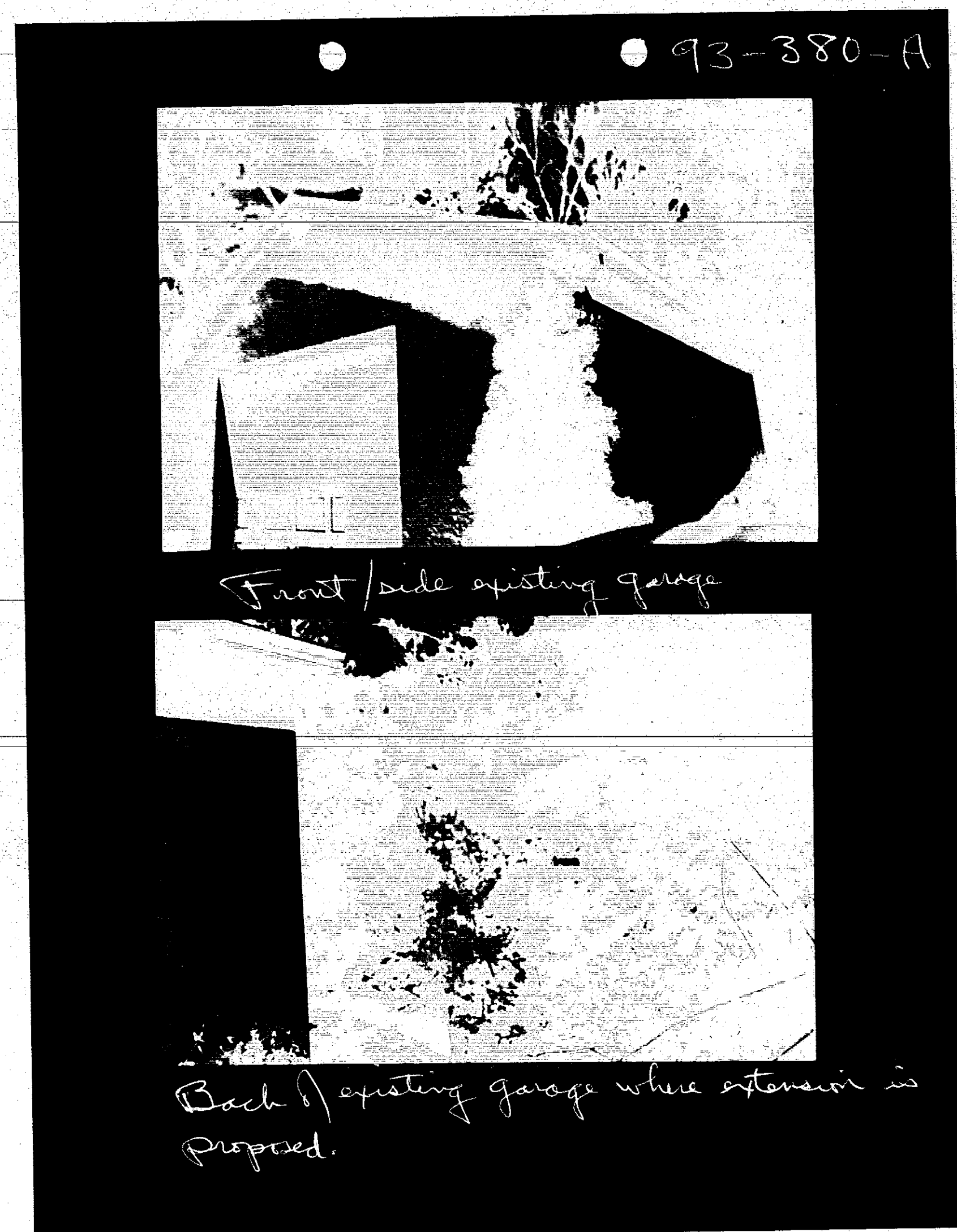
NOTE: NOT TO BE USED TO ESTABLISH LOT LINES.



Plat for zoning variance

11104 Glen Arm Road
Glen Arm, MD 21057

Owner: Angelo M. Janouris, Sr. and
Charlotte Eliopoulos
District 11, Zoned RC5
Map 062, Block 12, Parcel 00133, Liber 7708, Folio 0358



ORE COUNTY
ANNING AND ZONING
GRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
LOCH RAVEN
RESERVOIR AREA
CROMWELL BRIDGE

SHEET
N.E.
12-D

93-380-A